

Realty Stock Review

January 28, 1983 (Priced Jan. 25)

VOL. XIV, No. 2

MARKET STRATEGY: WATCH THE BOND MARKET FOR CLUES ON THE NEXT MARKET MOVE

The stock market has basically run out of gas for now -- realty stocks down 0.2% in Jan. (p. 5) -- and the bond market most likely will signal which way the market will go from here.

Stocks with unquestionably bright outlooks -- technology issues led by IBM, homebuilders led by Pulte Home -- have stalled, albeit at high levels. Budding leaders have come from among more speculative groups where price rests more upon hope than earnings: some steels, oils, machine tools.

Bonds meanwhile have started to groan under the weight of heavy Treasury financing (perhaps \$50 bil. or more this quarter). Longer term Treasuries have stalled and some have dropped out of established trading ranges. If bonds fall further, stocks will follow.

We still see flat to lower interest rates for most of 1983; the economy is strengthening but isn't strong enough to bring a surge in private loan demand.

That's why we still are calling as buys most of the money market stocks. On page 2 we outline why we continue to like Fannie Mae, a stock that's becoming less dependent upon rate swings. Too, our review of PNB Mortgage, one of the few pure mortgage trusts around, finds support for further progress in that stock.

We continue to feel investors should build cash by lightening up on positions in the big winners so far -- mainly the homebuilders. One homebuilder that catches our eye on the buy side however is Leisure + Technology, which has just completed sale of a 1.3 mil. share secondary. With that overhang gone, adult community builder LVX could be a good performer as its multiple comes more into line with that of other homebuilders.

Cash built in the lightening process can either be put to work in such deflated situations, in money market stocks, or in stocks with good long-run outlooks. Most changes in Buy - Sell - Hold advices are outlined in "Stocks in the News" beginning on page 3.

MARKET STRATEGY AND STATISTICAL ISSUE

Market Strategy: Watch the bond market for clues on market direction.....	1
Stocks in the Spotlight: <u>Fannie Mae</u> has more potential for 1983.....	2
New Highs & Lows: New Highs fall a bit to 22, vs. no New Lows.....	4
Ranking Reviews: <u>PNB Mtg.</u> wins A Rank; <u>CleveTrust Realty</u> holds B Rank.....	2-3
Stocks in the News: Two buyers vie for <u>Mission West</u> ; management change at <u>DMG</u> ;	
Comments on: <u>Canal-Randolph</u> , <u>Sunstates</u> , <u>United National</u> and <u>Fraser Mtg.</u>	3-4
Current net asset values: Current NAV compared to price for 27 stocks.....	4
Graph of Audit Investment Indexes of market prices for REIT and realty stocks...	5
Summary of changes in Realty Stock Fundamental Averages.....	5
Comparative Statistics for 61 qualified REITs.....	6
Comparative Statistics for 118 operating companies and former REITs.....	7&8
Statistics for 36 convertible and 24 straight bond issues.....	8

KENNETH D. CAMPBELL, PRESIDENT/FAYE KREISMAN, STATISTICS/AUDIT INVESTMENTS, INC., 230 PARK AVE., N.Y. 10169

REALTY STOCK REVIEW is published by Audit Investments, Inc., an independent advisor registered with the Securities and Exchange Commission under the Investment Adviser's Act of 1940. Under no circumstances is anything contained herein to be construed as an offer to purchase or a solicitation to sell any security mentioned. Information has been obtained from sources believed to be reliable and reasonable care has been exercised in compilation, but accuracy or completeness cannot be guaranteed. Expressions of opinion are solely the responsibility of the publisher and may be changed at any time without notice. Periodical advisory services are mailed to reach subscribers no later than the Monday following publication date; Audit's officers, employees and printers are not permitted to trade upon any recommendation until the Tuesday following. Investment management clients of Audit may be effecting transactions in securities at any time. Audit will not assign subscriptions without your consent and unused portion refunded on request. Copyright © 1983 by Audit Investments, Inc., 230 Park Ave., New York, N.Y. 10169. May not be reproduced or photographed in any form without written permission. Additional copies available at group rates.

STOCKS IN THE SPOTLIGHT: FANNIE MAE IS A STOCK WITH MORE POTENTIAL FOR 1983

You'd think that a stock that nearly tripled in 1982 would be a stock to avoid in 1983. Yet we're calling Fannie Mae (known formally as Federal National Mortgage Assn.) as a buy for both short and long term -- even though it soared 188% in 1982. Some reasons:

--Portfolio yield is still rising against a backdrop of falling interest rates. FNM bought \$5.6 bil. loans at an average yield of 13.71% in the Dec. qtr., about 3% over the 10.73% yield for the total portfolio at Dec. 31.

--Money costs are still falling on balance. FNM raised \$7.8 bil. in short-term notes at 9.77% and \$4.7 bil. in longer-term debentures at 11.25% in the fourth quarter. That effectively locked in a 2½% positive spread on fourth quarter purchases, vs. about 1% negative spread for the entire \$70 bil. portfolio.

--Commitment fees and other income are rapidly filling in the gap from negative spread. In the Dec. qtr., FNM's portfolio lost \$108½ mil. but \$57 mil. commitment fees plus gains on loan sales and other income narrowed the pretax loss to \$20.1 mil.

These numbers illustrate that FNM is clearly headed in the right direction, both operationally and economically. After tax credits, FNM lost only 9¢/sh. in the closing 1982 qtr., best in two years.

The real question is how much FNM could earn. Historically, FNM earned at a \$1.60/sh. annual rate in the last quarter in which portfolio spread was positive. Its negative spread dropped by over \$60 mil. in the Dec. qtr. (or nearly \$1/sh.), and if rates will cooperate, it's quite possible FNM could be earning at a \$2/sh. rate in the current quarter. That would merely justify the current quote around 21.

But FNM's new officers, installed about 18 months ago, clearly have more in mind than being a highly leveraged money market vehicle. They told New

York security analysts last week that they will seek the ability to diversify outside traditional areas through deregulation. New businesses aren't spelled out, but the clear message is that FNM will be asking Congress to change its charter. Said David Maxwell, FNM chairman:

"We want to...guarantee FNM the inviolable opportunity to operate like any other for-profit, taxpaying company, responding quickly as conditions in the marketplace change. Never again should FNMA be regarded as the subsidizer of any economic interest or as the servile instrument of an ever-changing national housing policy."

Will Congress go along? The last major change proposed by FNM took nearly two years of lobbying to achieve, so chances are nothing will happen soon.

That leaves investors with an intriguing choice: play FNM now for further falloff in interest rates plus improvements deriving from FNM's new emphasis on commitment fees, new mortgage packages, less exposure on forward commitments, etc., plus the bet that Congress will give it broader powers, or stay away. We see lower rates for this year, at which time FNM will be nicely profitable. And our sense is that Congress will gradually loosen the strings of FNM and let it operate as a company, not a quasi-public agency. That's why we call it a buy for both long and short-term accounts.

RANKING REVIEWS: PNB MORTGAGE RISES TO A RANK; CLEVETRUST REALTY HOLDS B RANK

We've reviewed Rankings of two stocks the past two weeks and are raising one while holding one unchanged. Rankings normally are reviewed yearly and are based on five-year trends. See p. 5.

PNB Mtg. & Realty Investors rises to A Rank by reducing leverage and continuing dividend increases. PNI earned \$1.35/sh. in its Sept. 1982 year, up 10%, and paid \$1.30/sh. dividends. The dividend is now at \$1.36 annualized. PNI is one of the few remaining pure mortgage

trusts. As such it operates as a leveraged financial intermediary, borrowing at one rate and lending at another so as to profit from the spread. In 1982 PNI's funded loans fell 16% to \$139 mil., mainly because of weak loan demand. Loans are 40% permanents, 38% construction & development, 9% standing, 11% junior, and 1% land acquisition. PNI also holds \$9.8 mil. net of properties, divided 86% foreclosures held for resale and 14% investment properties. Nonearning assets rose to 7.2% of investments from 2.8%; while worrisome, this rise is no cause for concern because of PNI's low leverage. PNI cut debt 26% to \$72.8 mil. at year end, or 0.86 times equity. During the year PNI borrowed \$20 mil. in a four-year term loan at 122½% of the Treasury Bill rate (the formula works out to 1.2% below prime currently); another \$14 mil. was borrowed from three other banks at 124% of Treasuries. PNI used \$17½ mil. to repay convertibles that matured. At year end \$72.8 mil. debt was 53% commercial paper, 47% term and long-term debt. Falling rates let net interest income rise 15% in 1982 and further progress is expected in 1983; PNI earned 38¢/sh. in the Dec. qtr., including 7¢ property sale gains. Shares should continue to be yield vehicles fluctuating with rate swings; since we expect lower rates, shares are posted as buys.

CleveTrust Realty Investors, now requalified as a REIT, maintains a strong B Rank by extending its EPS and dividend rebound and reducing leverage moderately. CTRIS earned \$1.58/sh. in the Sept. 1982 year, down from \$2.21 because of lower capital gains. Operating income of 56¢/sh. was up 22%, to which it added 39¢/sh. real estate sales gains and 63¢/sh. taxloss benefits. CTRIS paid 72¢/sh. in 1982 and the current rate is \$1/sh. CTRIS cut investments 11% to \$51.9 mil. in 1982, continuing a trend. It sold a Dallas apartment complex for 40¢/sh. pretax gain, and has a sale contract, conditioned upon zoning, for an Illinois tract that may produce 50¢/sh. pretax. Another land parcel is also under conditional sales contract and if both close, CTRIS will more than halve its \$9.8 mil. foreclosed land and development property. At year

end holdings were 53% improved properties, 19% foreclosed land and development property, 15% accruing mortgages and 13% nonaccruing loans. All told 31½% of investments are nonaccruing loans (which pay some cash interest) and nonearning properties; pending sales would cut nonearnings to about 20%. The trust is trying to buy office and shopping centers with \$20 mil. cash (\$7.10/sh.) on hand, built up via asset sales and a July 1981 sale of 30% of shares to Merchant Navy Officers Pension Fund of England, raising \$11½ mil. Debt of \$25.3 mil. is 0.6 times equity and is 44% mortgages on property and the rest a bank loan due this Dec. 31; CTRIS hopes to borrow against unleveraged properties to repay this loan. Shares are posted as long-term buys for value build-up and further reductions in idle assets.

STOCKS IN THE NEWS: TWO BUYERS VIE FOR MISSION WEST; MANAGEMENT CHANGE AT DMG

Two major buyers are vying for Mission West Properties (8-1/8--ASE), pushing prices to 52-week highs. Intermark Inc., San Diego based holding company, upped its stake to 33.6%; Intermark's president is a MSW director. Within days Shamrock Associates, New Jersey investment partnership, and Cinerama boosted their stake to 17.1% and asked MSW's board to investigate possible uses of insider information. Sometimes such buying contests end with one party buying out the other. Meantime MSW has settled with a timesharing company that backed out of buying last units at its San Diego high-rise condo. While this buying contest could end abruptly, we see MSW as short and long term buy for good underlying property value.

DMG Inc. (3¼--NYSE) has changed management under apparent pressure from its bank lender. DMG has owed \$35-\$40 mil. to Continental Illinois Bank for over 2 years and when the loan came due in Dec., the bank and DMG couldn't reach agreement. We hear DMG offered to repay \$23 of \$41.8 mil. due now and the rest in 6 months but "obviously the bank didn't believe management," says one person involved. A troika of directors has taken over as an executive committee including:

Fritz Scharenberg, south Florida developer of exclusive resorts; Douglas Kass, general partner of Glickenhau & Co., a New York securities firm which owns 4.6%; and Donald Benson, president of MEI Corp. owner of 7.6%. We expect accelerated liquidation of properties and are listing DMG as a short and long term buy.

Canal-Randolph Corp. (59--NYSE) is involved in a proxy contest for control with outcome hinging upon a court case. New York City investor Asher B. Edelman owns 20.8% and sponsors an opposing director slate. He's charged securities violations and fraud to Sir Walter H. Salomon, CRH chairman and also chairman of London merchant bank Rea Brothers. The nub is two 13-D forms filed in Dec. showing Salomon and Rea owned 13.2% of CRH directly and six companies managed by Rea owned 15.4%. London reports say Salomon denies controlling the six but Edelman is using the belated filings to seek, among others, denial of voting rights to the Salomon entities. Such a decision could give control to Edelman. We see CRH as a short-term hold and long-term buy because the control issue likely will be decided in court.

Treco Inc. has acquired an option to buy 402,200 shs. and warrants for 166,277 shs. of Sunstates Corp. (5-3/4--NYSE) for about \$7.35/sh. If exercised by August, Treco (controlled by Chicago investor Clyde Engle) would own about 33% of SST. Treco and other companies controlled by Engle affiliates (e.g., Wisconsin REIT and Indiana Fin.) have been indifferent market performers and we would not be strong buyers of SST.

United National Corp. (19-5/8--ASE) has signed a definitive agreement to be acquired by a unit of Buffalo Savings Bank (which will be renamed Goldome Bank Feb. 1). Shareholders are to vote on the plan calling for common holders to receive one share of a new \$2.50 preferred redeemable at \$25 in five years. UNT would yield about 12% if approved.

Investor Richard D. Green has acquired 4.65% of Fraser Mtg. Inv. and will seek changes, including possible board representation.

NEW HIGHS & LOWS: NEW HIGHS FALL TO 22; NO REALTY STOCKS AT LOWS

NEW HIGHS by category thru Jan. 26:

Property & combination REITs (7):

ConCap Rlty., HMG Prop., IRT Prop., Pacific Rl., Rlty. Inc., Storage Eq., Wincp.

Mtg. REITs (2): ConCap Income,

Lomas & Nettleton Mtg.

Builders/dev. (4): Amrep Corp.,

Fairfield, Mission West, Pulte Home.

Mtg. fin./holding (1): MIW Inv. Wash.

Mfg. housing (1): Golden West.

Income prop. (4): Unicorp Amer., Koger Co., Koger Prop., Rouse Co.

Diver. Rlty. (2): Cousins, Del Webb.

Former REITs: (1): Thackeray.

NEW LOWS: None.

CURRENT ASSET VALUE COMPARISONS

	DATE	CURRENT VALUE/ SHARE	% PRICE TO CUR. VALUE
QUALIFIED REITS			
AM EQUITY INV #	12/81	\$24.86	-38.7%
BANKAMER RLTY	7/82	\$41.00a	-22.6%
CALIFORNIA REI#	9/82	\$14.64	-27.4%
CLEVETRUST RLTY	2/81	\$19.30	-40.4%
COMMONWLTH RLTY#	11/81	\$17.00	-57.4%
FEDERAL REALTY#	12/80	\$17.82	-25.6%
FIRST UNION RE#	6/82	\$27.05	-27.4%
INTL INCOME PR#	12/81	\$10.54	-14.6%
JMB REALTY	8/82	\$32.39	-24.4%
NEW PLAN RL TR#	7/82	\$24.50	-56.9%
PACIFIC RLTY TR#	5/82	\$40.80	-6.9%
PROPERTY CAPITL	7/81	\$29.00	7.3%
RAMPAC	6/82	\$38.40	-37.5%
SAN FRAN RE IN#	12/81	\$45.78	-40.2%
SANTA ANITA	12/81	\$21.68	-18.7%
UNIVERSITY RE	12/81	\$10.81	-39.9%
USP RL EST INV#	12/81	\$14.27	-40.4%
WELLS FARGO M&E	6/82	\$32.53a	-23.9%

OPERATING COMPANIES

BAY FINCL CORP	5/82	\$21.77	-47.2%
CARLSBERG CORP	5/82	\$18.33	-74.1%
FAIRFIELD COM	2/82	\$62.83	-50.3%
FST CAPTL FNCL	9/82	\$17.03	-53.0%
KOGER CO #	9/82	\$20.54	-3.8%
ROUSE CO #	12/81	\$27.19	3.5%
SAUL (BF) REIT	9/82	\$18.40	-48.4%
UNITED NATL CP	2/81	\$34.43	-43.0%

Current market values (CV) of net assets (i.e., properties held) are used only when reported publicly by companies. Independent appraisers concur in values except for New Plan and Pacific Rlty. Share values are fully diluted. a-Entity has not revalued mortgages.

492.5

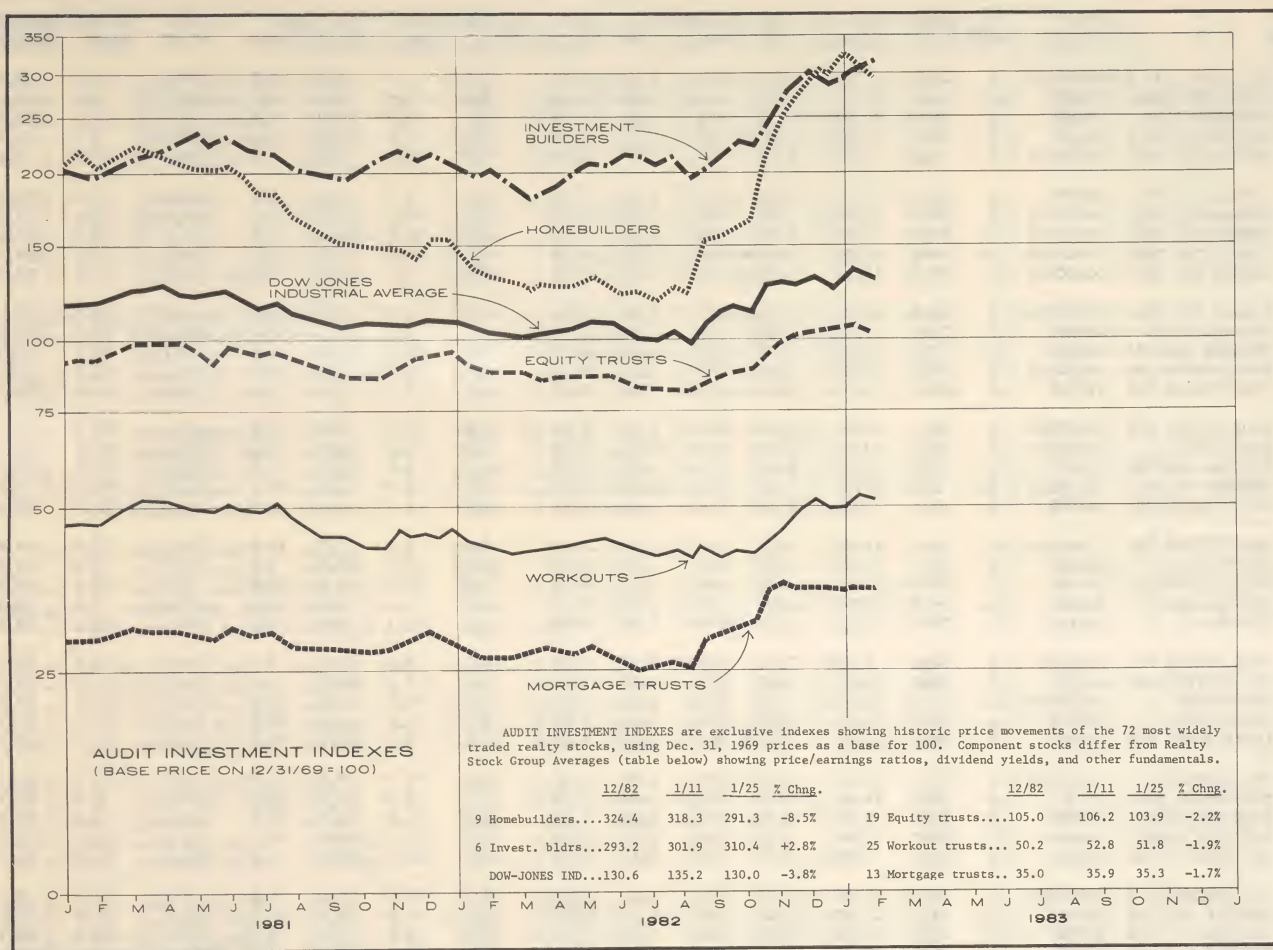
13.8

18.2

27.4

31.3/8

39.5



REALTY STOCK FUNDAMENTAL AVERAGES

This table summarizes averages of fundamental data for 10 groups developed by REALTY STOCK REVIEW to aid investors. Descriptions of each group and its key number are at left below; the key number showing the group into which each stock falls is

shown following the stock symbol on Pages 6-8. For quick reference, stocks are listed alphabetically in two major categories: Qualified real estate investment trusts (REITs).....Page 6
Operating companies and business trusts (former REITs)..Page 7-8

GROUP	DIV	NON-DIV	TOTAL	SHARE (000)	BOOK VALUE	ANN DIV	EARN ANN	LAST PRICE	-% CHNG JAN 11	FROM-- JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MARKET VALUE
1 PROPERTY REITS	34	1	35	3059	14.44	1.56	2.08	17.60	1.1	1.8	8.5	8.9	21.9	14.4	1836.4
2 PROP & MTG COMB REITS	9	2	11	2593	15.34	1.55	1.85	16.81	-1.8	-1.3	9.1	9.2	9.5	12.1	521.4
3 MORTGAGE REITS	12	3	15	3903	15.73	1.54	1.45	15.94	0.4	2.1	11.0	9.7	1.4	9.2	1041.8
4 MAJOR HOMEBUILDERS	8	1	9	7689	19.09	0.34	-0.02	30.09	-8.5	-10.2	0.0	1.1	57.6	-0.1	2081.7
5 OTHER HOME BLDRS/DEV	6	22	28	4242	8.55	0.07	-0.12	10.03	-2.6	1.4	0.0	0.7	17.4	-1.4	937.7
6 INCOME PROP/OWN/OPER	13	16	29	5532	6.78	0.22	0.87	10.12	3.0	6.3	11.6	2.2	49.3	12.8	1472.3
7 MTG, INVEST & HOLD COS	6	10	16	9145	10.31	0.18	0.67	11.25	-2.1	0.0	16.7	1.6	9.1	6.5	2057.8
8 DIVERSIFIED REALTY	3	8	11	5968	8.61	0.12	0.72	12.36	-5.5	-1.6	17.1	0.9	43.6	8.4	875.6
9 FORMER REIT WORKOUTS	0	17	17	5848	3.04	0.00	-0.01	3.02	-0.1	3.5	0.0	0.0	-0.7	-0.3	178.4
10 MANUFACTURED HOUSING	4	2	6	12570	6.22	0.23	0.50	17.82	-9.2	-6.8	35.9	1.3	186.3	8.0	1140.5
L LIQUIDATING COS			2	8645	4.69	16.35	12.39	3.25	-6.5	-6.5	0.3	503.1	-30.6	264.4	44.0
OVERALL AVERAGE			179	5250	10.54	0.63	0.89	13.33	-1.8	-0.2	14.9	4.7	26.4	8.5	12187.6
DOW JONES INDUSTRIALS							35.15	1042.03	-3.9	-0.4	29.6	5.2			

NOTE: LIQUIDATING COMPANIES INCLUDED ONLY IN COMPANY AND MARKET VALUE AGGREGATES; NOT INCLUDED IN OVERALL AVERAGES.

REALTY STOCK RANKINGS

REALTY STOCK REVIEW has developed its exclusive Rankings of real estate stocks to aid investors. Rankings from "A" to "E" are assigned based upon our analysis of five-year earnings and dividend history, financial strength and liquidity, and management record. Being historical, Rankings are not based upon current price and thus are not intended as recommendations.

An asterisk (*) denotes stocks which cannot be ranked because of either insufficient operating history in present form, a financial or advisory relationship with Audit, or other reasons. Liquidating entities, denoted "L", are also not ranked.

NOTES TO LISTINGS ON PAGES 6-8

Facts are displayed on a per share basis to facilitate comparison of stocks within industry groups. Only historical data, or annualizations of latest quarterly data, are used and thus earnings should not be read as estimates.

Annualized Dividend and Yield: The posted annual dividend

rate is used for all entities except for many qualified REITs. These REITs pay their approximate earnings or net cash flow for each quarter instead of an annual rate, since REITs must pay 95% of earnings to shareholders in order to qualify for exemption from Federal income taxes. Since these REIT dividends may vary from quarter to quarter, the "Annualized Dividend" used is the latest quarterly payout multiplied by four, adjusting for any capital gains or special payouts; the rate is not guaranteed.

Earnings and Price/Earnings Ratio: Except for cash flow entities (see below), earnings shown are the latest 12 months' earnings per share. Book value per share is net worth per share after deducting intangibles; it does not reflect appreciation in asset values but is after deduction of loss reserves.

Cash flow entities are denoted with the symbol "#" after their name and are entities for whom net cash flow provides the most meaningful measure of results. For these entities, net cash flow (calculated as net income plus depreciation less mortgage amortization) is substituted for earnings. Accumulated depreciation is added to historic cost book value for consistency.

Qualified Real Estate Investment Trusts

January 28, 1983

6

ADVCE	ST	LT	RANK	EXCH/ SYMBOL	GROUP	SHARE (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE JAN 11	FROM- JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL\$)	
-	H/S	B	AM EQUITY INV #	OC-AEQTS	1	2497	12.21\$	1.35	SEP	1.34	15.25	4.2	1.7	11.4	8.9	24.9	11.0	38.1
-	-	*	AMERICANA HOTEL	NY-AHR	3	5688	18.13	0.00	---	0.00	21.63	3.0	9.5	0.0	0.0	19.3	0.0	123.0
H	B	A	BANKAMER RLTY	NY-BRE	2	3689	20.08\$	2.40	OCT	3.54	31.75	-4.9	-5.9	9.0	7.6	58.1	17.6	117.1
B	B	B	CALIFORNIA REI#	AS-CT	1	1859	9.24\$	1.00	SEP	0.85	10.63	4.9	4.9	12.5	9.4	15.0	9.2	19.8
-	H	B	CENTRAL MTG&RLY	OC-CMRTS	3	775	6.97	0.00	SEP	0.77	4.63	0.0	0.0	6.0	0.0	-33.6	11.0	3.6
H	B	*	CENVILL INVSTR	NY-CVI	1	3505	26.32	4.80	DEC	4.63	43.75	4.5	5.7	9.4	11.0	66.2	17.6	153.3
H	B	B	CLEVELTRUST RLTY	OC-CTRIS	2	2824	13.84\$	1.00	SEP	1.58	11.50	-5.2	-5.2	7.3	8.7	-16.9	11.4	32.5
-	-	C	COMMONWLTHT RLTY	OC-CRTYZ	1	1468	6.80\$	0.20	AUG	0.36	7.25	-6.5	-6.5	20.1	2.8	6.6	5.3	10.6
H	H	*	CONSOL CAP INCO	OC-CCITS	3	6008	22.06	3.36	SEP	3.22	28.25	-0.9	1.8	8.8	11.9	28.1	14.6	169.7
H	H	B	CONSOL CAP RLY#	OC-CCPLS	1	5967	10.53	1.20	AUG	2.17	13.83	-3.5	1.2	6.4	8.7	31.3	20.6	82.5
-	-	*	CONSOL CAP SPEC	OC-CCSTS	3	8008	22.30	3.36	SEP	3.64	27.25	-0.9	1.9	7.5	12.3	22.2	16.3	218.2
H/B	H	B	DEL-VAL FINCL	AS-DVL	3	3105	9.41	1.68	SEP	1.74	13.13	-1.9	1.0	7.5	12.8	39.5	18.5	40.8
H	B	A	FEDERAL REALTY#	AS-FRT	1	5231	9.16\$	1.08	SEP	1.12	13.25	1.9	-1.9	11.8	8.2	44.7	12.2	69.3
B	B	A	FIRST CONTNL RE	OC-FCRES	3	2106	10.53	1.40	NOV	1.50	10.50	0.0	-2.3	7.0	13.3	-0.3	14.2	22.1
H	B	A	FIRST UNION RE#	NY-FUR	1	10541	11.05\$	1.24	SEP	1.87	19.63	-1.9	0.7	10.5	6.3	77.6	16.9	206.9
B	B	A	FLORIDA GLF RL#	OC-FGLFS	1	1993	11.55	0.74	OCT	1.31	9.00	0.0	0.0	6.9	8.2	-22.1	11.3	17.9
-	-	E	FRASER MTG	OC-FRASS	3	1038	13.07	0.00	NOV	-2.47	6.50	0.0	0.0	0.0	0.0	-50.3	-18.9	6.7
B	B/H	C	GENERAL GROWTH#	NY-GGP	1	7539	9.95	0.40	SEP	1.08	18.00	-1.4	6.6	16.7	2.2	80.9	10.9	135.7
-	-	A	GENERAL RE SHS#	OC-GRELS	1	557	19.22	5.84	SEP	11.81	17.00	6.3	9.7	1.4	34.4	-11.6	61.4	9.5
H	B	B	GOULD INVESTOR#	AS-GTR	1	1274	23.84	1.40	SEP	2.93	18.75	-0.7	-1.3	6.4	7.5	-21.4	12.3	23.9
-	-	A	HEALTH CARE FD	OC-HCFDS	1	1639	11.85	1.72	SEP	2.18	14.25	7.5	6.5	6.5	12.1	20.3	18.4	23.4
H	H	B	HMG PROP INV	AS-HMG	1	1221	22.93	0.60	SEP	1.34	17.63	12.8	13.7	13.2	3.4	-23.1	5.8	21.5
B	B	A	HOTEL INVESTOR#	NY-HOT	1	2626	21.82	2.60	AUG	2.82	23.75	-1.0	-2.1	8.4	10.9	8.8	12.9	62.4
H	H	A	HUBBARD REI	NY-HRE	1	4016	25.46	2.00	OCT	1.94	18.75	-0.7	6.4	9.7	10.7	-26.4	7.6	75.3
H	B	A	ICM REALTY	AS-ICM	1	2967	17.12	2.55	NOV	2.58	23.00	-1.6	-2.1	8.9	11.1	34.3	15.1	68.2
-	H	B	INTL INCOME PR#	OC-IIPI	1	7000	8.78\$	0.80	SEP	0.79	9.00	0.0	0.0	11.4	8.9	2.5	9.0	63.0
B	B	A	IRT PROPRY CO#	AS-IRT	2	2363	14.82	1.60	SEP	1.68	17.00	0.0	2.2	10.1	9.4	14.7	11.3	40.2
-	-	B	JMB REALTY	OC-JMBRS	2	712	24.97\$	2.80	NOV	4.18	24.50	-2.0	0.0	5.9	11.4	-1.9	16.7	17.4
H	B	*	L&N HOUSING	NY-LHC	3	2200	23.72	3.22	DEC	3.18	29.63 X	1.1	0.4	9.3	10.9	24.9	13.4	65.2
B	H/B	A	LOMAS & NET MTG	NY-LOM	3	3700	28.11	3.01	DEC	3.01	29.75 X	2.1	0.0	9.9	10.1	5.8	10.7	110.1
-	H	B	M&T MORTGAGE	OC-MTMIS	3	1707	10.84	1.72	NOV	1.77	13.00	9.4	9.4	7.3	13.2	19.9	16.3	22.2
H	H/B	A	MASSMUTUAL MTG	NY-MML	3	5202	19.54	1.76	OCT	1.43	17.13	0.0	3.8	12.0	10.3	-12.3	7.3	89.1
B	H/B	B	MONY MTG INV	NY-MYM	3	9491	9.49	0.80	NOV	0.82	7.38	-6.3	-4.8	9.0	10.8	-22.2	8.6	70.0
B	B/H	A	MORTGAGE GROWH#	AS-MTG	2	2940	12.84	1.28	AUG	1.32	13.38	0.0	-7.7	10.1	9.6	4.2	10.3	39.3
H	H/B	A	NEW PLAN RL TR#	AS-NPR	1	8803	4.38\$	0.74	JUL	0.61	10.56	-4.5	-7.2	17.3	7.0	141.1	13.9	93.0
-	-	A	OLD DOMINION #	OC-ODRES	1	884	10.79	0.92	SEP	1.89	11.13	0.0	0.0	5.9	8.3	3.2	17.5	9.8
H	H	B	PACIFIC RLTY TR#	AS-PTR	1	931	29.20\$	1.60	NOV	4.91	38.00	3.4	4.8	7.7	4.2	30.1	16.8	35.4
H	B	A	PENN REIT #	AS-PEI	1	1561	26.98	2.50	AUG	3.97	28.63 X	-0.8	0.0	7.2	8.7	6.1	14.7	44.7
-	-	B	PITTS & W VA RR	AS-PW	1	1510	23.79	0.58	SEP	0.78	7.88	0.0	12.6	10.1	7.4	-66.9	3.3	11.9
B	B/H	A	PNB MTG & RLTY	NY-PNI	3	4857	16.86	1.36	DEC	1.37	14.00 X	-3.6	-2.6	10.2	9.7	-17.0	8.1	68.0
B	B	A	PROPERTY CAPITL	AS-PCL	1	3155	19.82\$	2.48	OCT	3.02	31.13	-7.8	-9.8	10.3	8.0	57.1	15.2	98.2
-	H	B	PROPTY TR AMER#	OC-PTRAS	2	2510	11.42	2.00	SEP	2.59	11.25 X	2.1	-8.2	4.3	17.8	-1.5	22.7	28.2
H	H	B	RAMPAC	NY-RPC	2	3123	17.71\$	1.80	NOV	2.02	24.00	4.3	5.5	11.9	7.5	35.5	11.4	75.0
B	B	C	REALTY INCOME	AS-RIT	2	1575	8.59	0.00	OCT	0.27	7.13	7.5	18.8	26.4	0.0	-17.0	3.1	11.2
B	B	D	REALTY REFUND	NY-RRF	3	1377	17.32	1.02	OCT	1.02	10.88	-4.4	6.1	10.7	9.4	-37.2	5.9	15.0
B	H	A	REIT OF AMERICA	AS-REI	1	1633	23.79	2.50	NOV	2.74	35.38	2.9	2.6	12.9	7.1	48.7	11.5	57.8
-	-	A	REIT OF CALIF	OC-RTCAL	1	863	11.51	2.02	SEP	2.16	17.00	0.0	0.0	7.9	11.9	47.7	18.8	14.7
-	-	D	RIVIERE REALTY#	PH-RRT.X	1	908	13.95	0.00	SEP	1.02	8.88	6.0	0.0	8.7	0.0	-36.3	7.3	8.1
-	-	A	RL EST INV PRP#	OC-REIPS	1	959	8.84	1.64	SEP	1.53	12.75	2.0	4.1	8.3	12.9	44.2	17.3	12.2
B	B	A	SAN FRAN RE IN#	AS-SFI	1	2665	25.78\$	2.20	DEC	2.57	27.38	-7.6	-8.0	10.7	8.0	6.2	10.0	73.0
H	B	A	P-SANTA ANITA	NY-SAR	1	6139	3.87\$	1.68	SEP	1.60	17.63	-6.0	-3.4	11.0	9.5	355.6	41.3	108.2
B	B	*	STORAGE EQUITS	AS-SEQ	1	2014	12.44	1.52	SEP	1.46	16.38	3.1	-0.7	11.2	9.3	31.7	11.7	33.0
B	B	A	UNITED RLTY IN	AS-URT	2	3619	17.74	1.34	NOV	1.34	14.38	0.9	1.8	10.7	9.3	-18.9	7.6	52.0
-	H	D	UNIVERSITY RE	OC-URETS	1	3512	6.22\$	0.80	SEP	-0.13	6.50 X	16.5	30.0	0.0	12.3	4.5	-2.1	22.8
-	-	B	US EQUITY & MTG	OC-USEM	1	1092	2.39	1.12	JUL	1.04	8.50	0.0	0.0	8.2	13.2	255.6	43.5	9.3
-	-	C	US MUTUAL RE	OC-USMRS	3	3282	7.53	0.40	OCT	0.76	5.50	10.0	10.0	7.2	7.3	-27.0	10.1	18.1
-	-	B	USP RL EST INV#	OC-USPTS	1	2500	9.71\$	0.72	SEP	0.61	8.50	6.3	6.3	13.9	8.5	-12.5	6.3	21.3
H	B	A	WASH RE (WRIT)#	AS-WRE	1	4854	8.38	1.08	SEP	1.15	15.63	-2.3	-1.6	13.6	6.9	86.5	13.7	75.9
B	B	A	WELLS FARGO M&E	NY-WFM	2	4168	18.72\$	2.80	DEC	1.89	24.75	-7.9	-3.4	13.1	11.3	32.2	10.1	103.2
-	-	*	P-WINCORP REALTY	AS-WRP	1	1198	5.57	1.00	SEP	0.84	21.50	24.6	24.6	25.6	4.7	286.0	15.1	25.8
-	-	*	WMI EQUITY INV	BO-WMTGS	2	1004	8.05	0.00	NOV	-0.05	5.25	-6.7	5.0	0.0	0.0	-34.8	-0.6	5.3

BUY - SELL - HOLD ADVICES ARE SUMMARIZED IN THE FIRST TWO LEFT-HAND COLUMNS IN THE TABLES ABOVE, AS 'B' = BUY; 'H' = HOLD; 'S' = SELL. ADVICES ARE FOR WIDELY HELD AND ACTIVE STOCKS, AND ARE SOLELY THE RESPONSIBILITY OF THE PUBLISHER, AND MAY BE CHANGED AT ANY TIME. THE PUBLISHER CANNOT, BY LAW, GUARANTEE THAT ANY ADVICES WILL BE PROFITABLE FOR INVESTORS. ADVICES ARE GIVEN WITHOUT REGARD TO WHETHER A COMPANY IS A SUBSCRIBER, ALTHOUGH THE PUBLISHER PERIODICALLY SOLICITS SUBSCRIPTIONS FROM THESE COMPANIES ALONG WITH MANY OTHER GROUPS. NO ADVICES ARE GIVEN FOR COMPANIES WITH WHICH AUDIT OR ITS AFFILIATES HAVE ANY CONSULTING OR INVESTMENT BANKING RELATIONSHIPS DURING PENDENCY OF SUCH ASSIGNMENTS.

ARROWS DENOTE NEW EARNINGS OR DIVIDEND AND DIRECTION. FOR REITS, COMPARISONS ARE BASED ON OPERATING INCOME ONLY. #NET CASH FLOW, SEE PAGE 5. -0.0 IN % PRICE TO BOOK INDICATES NEGATIVE BOOK VALUE. BID PRICES SHOWN FOR ALL OVER THE COUNTER STOCKS. PH-PHILADELPHIA STOCK EXCHANGE. BO-BOSTON EXCHANGE. PS-PACIFIC EXCHANGE. VJ-IN BANKRUPTCY REORGANIZATION. Y-CHAPTER XI REORGANIZATION COMPLETED. P-PAIRED STOCK. \$-CURRENT VALUE REPORTED; SEE SEPARATE TABLE PAGE 4. TRAILING 12 MONTHS EARNINGS OR CASH FLOW INCLUDE NON-RECURRING INCOME. TRAILING 12 MONTHS DIVIDENDS FOR: REIT OF CALIFORNIA, USP REIT, AMERICAN EQUITY, REALTY REFUND, PROPERTY CAPITAL, GENERAL RE SHS, LOMAS & NETTLETON MORTGAGE, US EQUITY & MORTGAGE, PROPERTY TRUST OF AMERICA, ICM REALTY, MISSION WEST PROPERTIES, PITTSBURGH & W VA RR, AMERICAN CENTURY, UNITED REALTY, L&N HOUSING. FGI INVESTORS EPS FOR 13 MOS. ENDED 9/30/82 DUE TO FISCAL YEAR CHANGE. CITIZEN MORTGAGE EPS SHOWN FOR 12 MONS ENDED 12/31/81. STOCK DIVIDENDS: ANKET INC ADJUSTED FOR 5 FOR 1 PAID 1/25/83. CONSOLIDATED CAPITAL REALTY ADJUSTED FOR 3 FOR 1 PAID 1/28/83. NEW PLAN REALTY ADJUSTED FOR 2 FOR 1 PAID 2/1/83. ZIMMER CORP ADJUSTED FOR 2 FOR 1 PAID 1/17/83.

Companies and Business Trusts

January 28, 1983

7

ADVICE	ST	LT	RANK	EXCH/ SYMBOL	GROUP	SHARE (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE JAN 11	FROM- JAN 1	P/E RATIO	ANN YIELD	% PR TO BK	RETURN ON BK	MKT VA (MIL\$)	
-	-	L	ALA MOANA HI PR	NY-ALA	L	16729	1.10	12.40	SEP	14.48	2.50	-9.1	-9.1	0.2	496.0	127.3	1316.4	41.8
B	B	B	AMER CENTURY CP	NY-ACT	6	3089	11.00	0.05	SEP	1.11	8.00	-3.0	0.0	7.2	0.6	-27.3	10.1	24.7
-	-	D	AMER PAC CORP	PS-APF	5	4123	6.30	0.00	SEP	-1.38	4.00	-7.2	0.0	0.0	0.0	-36.5	-21.9	16.5
-	-	C	AMER PACESETTER	PS-AECP	5	2088	12.24	0.00	SEP	-0.05	6.25	8.7	6.3	0.0	0.0	-48.9	-0.4	13.1
H	H	D	AMER REALTY	AS-ARB	6	2222	6.41	0.00	SEP	2.61↓	5.63	18.5	21.6	2.2	0.0	-12.2	40.7	12.5
H	H	C	AMREP CORP	NY-AXR	5	3139	13.46	0.00	OCT	0.59	11.13	-6.3	2.3	18.9	0.0	-17.3	4.4	34.9
-	B	B	ANRET INC	PH-ARET	7	2170	5.67	0.00	NOV	0.70	5.00	2.0	5.7	7.1	0.0	-11.8	12.3	10.9
-	-	E	API TRUST	OC-APITS	6	1390	5.23	0.00	SEP	0.34	2.00	0.0	0.0	5.9	0.0	-61.8	6.5	2.8
-	H	E	ARLEN RLY & DEV	NY-ARE	6	22807	-7.44	0.00	NOV	0.73↓	1.00	0.0	33.3	1.4	0.0	-0.0	-0.0	22.8
H	H	B	ATLANTIC METRO	NY-ATC	7	33324	1.49	0.08	OCT	0.06	1.38	10.4	0.0	23.0	5.8	-7.4	4.0	46.0
B	H/B	C	BAY FINCL CORP	NY-BAY	7	3215	11.02\$	0.00	NOV	0.40	11.50	-6.1	0.0	28.8	0.0	4.4	3.6	37.0
-	-	C	BAYSWATER RLTY	OC-BAYS	7	860	23.24	0.00	JUL	0.94	13.13	0.0	0.0	14.0	0.0	-43.5	4.0	11.3
-	-	E	BRT REALTY	AS-BRT	9	1400	1.59	0.00	AUG	-0.35	2.38	-13.5	-4.8	0.0	0.0	49.7	-22.0	3.3
-	-	E	BUILD R INV GRP	OC-BULDS	9	5371	1.90	0.00	JUN	-1.45	2.75	4.6	7.4	0.0	0.0	44.7	-76.3	14.8
H	B	D	CAMPANELLI IND	AS-CAP	5	1768	7.74	0.00	OCT	-1.90	4.75	-7.4	0.0	0.0	0.0	-38.6	-24.5	8.4
H	B	B	CANAL RANDOLPH	NY-CRH	6	1546	10.00	0.64	OCT	5.54	58.75	4.2	9.0	10.6	1.1	487.5	55.4	90.8
-	-	C	CARLSBERG CORP	OC-CRLS	8	2988	9.24\$	0.00	NOV	0.75↓	4.75	0.0	0.0	6.3	0.0	-48.6	8.1	14.2
H	B	C	CENTENNIAL GP	AS-CEG	5	6106	1.62	0.00	DEC	0.03↓	1.13	-18.1	13.0	37.7	0.0	-30.2	1.9	6.9
H	B/H	B	CENTEX CORP	NY-CTX	4	13139	25.77	0.25	SEP	2.19	36.75	-9.8	-11.4	16.8	0.7	42.6	8.5	482.9
-	-	*	CENVILL DEVLPMNT	OC-CNVL	5	3505	3.70	0.00	OCT	0.71↑	14.50	2.6	3.6	20.4	0.0	291.9	19.2	50.8
H	H/S	C	CHAMPION HOME	AS-CHB	10	35442	1.11	0.00	NOV	0.16	5.88	0.0	12.0	36.8	0.0	429.7	14.4	208.4
-	-	C	CHARAN INDS INC	OC-CHRN	9	6600	3.27	0.00	AUG	0.22	1.63	0.0	0.0	7.4	0.0	-50.2	6.7	10.8
-	-	C	CHEEZEM DEVLPMNT	OC-CHZM	5	2285	7.35	0.09	OCT	1.15	6.75	-14.3	3.8	5.9	1.3	-8.2	15.6	15.4
H/B	H/B	C	CHRISTIANA COS	NY-CST	5	2407	9.06	0.00	SEP	-0.33	6.13	11.5	-7.5	0.0	0.0	-32.3	-3.6	14.8
-	-	C	CITIZENS GROWTH	OC-CITGS	7	685	11.14	0.24	OCT	0.87	6.88	0.0	0.0	7.9	3.5	-38.2	7.8	4.7
-	-	E	YJCITIZENS MTG	OC-CZM	9	1421	-10.03	0.00	DEC	4.54	0.06	0.0	0.0	0.0	0.0	-0.0	-0.0	0.1
-	-	C	Y CMT INVESTMT CO	OC-CMTI	7	2324	4.03	0.00	SEP	0.50	4.13	0.0	3.3	8.3	0.0	2.5	12.4	9.6
-	-	E	VJCONTINENTAL MTG	OC-CMI	9	20838	-0.97	0.00	SEP	0.16	0.14	40.0	40.0	0.9	0.0	-0.0	-0.0	2.9
H	H	B	COUSINS PROPS	OC-COUS	8	5537	4.36	0.32	SEP	0.89	13.38	-17.0	-6.1	15.0	2.4	206.9	20.4	74.1
-	-	D	COVINGTON TECH	OC-COVT	5	12873	1.04	0.00	SEP	-0.27	2.00	-20.0	-6.1	0.0	0.0	92.3	-26.0	25.7
H/B	H	D	DELTONA CORP	NY-DLT	5	4024	10.87	0.00	SEP	-3.72	9.25	-7.5	7.2	0.0	0.0	-14.9	-34.2	37.2
B	B	B	DEVEL CORP AMER	AS-DCA	5	2981	23.87	0.00	SEP	0.71	21.63	-3.4	-6.0	30.5	0.0	-9.4	3.0	64.5
B	B/H	E	DMG INC	NY-DMG	7	7376	7.18	0.00	SEP	-0.55	3.13	-3.7	25.2	0.0	0.0	-56.4	-7.7	23.1
-	-	E	Y DOMINION MGR	OC-DMRTS	6	3246	2.98	0.00	AUG	0.98	3.50	0.0	0.0	3.6	0.0	17.4	32.9	11.4
-	H/B	B	EASTOVER CORP	OC-EASTS	7	1148	20.44	0.40	SEP	2.96	21.50	0.0	0.0	7.3	1.9	5.2	14.5	24.7
B/H	B	B	FAIRFIELD COM	AS-FCI	5	2532	18.95\$	0.36↑	NOV	3.01	31.25	11.6	8.7	10.4	1.2	64.9	15.9	79.1
B	B	C	FED NATL MTG	NY-FNM	7	65399	17.46	0.16←	DEC	-1.76↑	21.63	-12.6	-11.7	0.0	0.7	23.9	-10.1	1414.6
H	H	C	FGI INVESTORS	AS-FGI	5	1914	5.44	0.00	SEP	-2.50	3.25	0.0	-3.8	0.0	0.0	-40.3	-46.0	6.2
-	H	*	FST CAPTL FNCL	OC-FRST	6	3717	5.02\$	0.64	DEC	0.43	8.00	-13.5	0.0	18.6	8.0	59.4	8.6	29.7
-	-	B	FIRST CARO INV	OC-FCARS	7	1231	18.13	0.40	SEP	1.21	12.00	0.0	0.0	9.9	3.3	-33.8	6.7	14.8
H/B	H	*	FIRST CITY PROP	NY-FCP	5	8695	7.80	0.00	OCT	-0.21	5.63	-16.6	12.6	0.0	0.0	-27.8	-2.7	49.0
H	H/S	B	FLEETWOOD ENTER	NY-FLE	10	11131	10.37	0.52	OCT	1.43	36.75	-13.0	-10.1	25.7	1.4	254.4	13.8	409.1
-	-	E	Y FLORIDA COS	PH-FLC.X	5	19013	0.57	0.00	NOV	0.12	1.38	-4.2	30.2	11.5	0.0	142.1	21.1	26.2
-	-	D	FMI FINANCIAL	OC-FMIF	6	9822	3.91	0.00	OCT	0.07	4.50	0.0	9.0	64.3	0.0	15.1	1.8	44.2
H	B	B	FOREST CITY EN#	AS-FCE	6	3988	29.36	0.10	OCT	3.65	18.25	0.0	0.0	5.0	0.5	-37.8	12.4	72.8
B	B	C	FPA CORP	AS-FPO	5	2330	16.55	0.00	SEP	-0.43	12.00	3.2	4.3	0.0	0.0	-27.5	-2.6	28.0
H	H/S	C	GOLDEN WEST HMS	AS-GWH	10	3352	5.27	0.00	NOV	-0.53	12.88	-8.0	0.0	0.0	0.0	144.4	-10.1	43.2
H	H	C	Y GREAT AMER M&I	OC-GAMI	6	7457	11.81	0.00	JUL	3.17	8.00	3.2	6.7	2.5	0.0	-32.3	26.8	59.7
H	H	D	GROWTH REALTY	NY-GRW	6	3485	5.53	0.00	SEP	-1.97	2.88	0.0	9.5	0.0	0.0	-47.9	-35.6	8.9
B	B	C	GRUBB & ELLIS	AS-GBE	8	6841	1.68	0.00	SEP	0.21	4.63	-2.5	-2.5	22.0	0.0	175.6	12.5	31.7
B/H	B/H	C	GULFSTREAM L&D	AS-GSD	5	3759	17.16	0.00	SEP	1.01	24.38	-5.3	1.6	24.1	0.0	42.1	5.9	91.6
-	-	C	HAMILTON INV TR	OC-HAMTS	9	2195	6.97	0.00	SEP	0.74	7.00	-5.1	0.0	9.5	0.0	0.4	10.6	15.4
-	-	D	HOMAC INC	OC-HOMC	9	1904	6.28	0.00	SEP	-2.16	2.00	14.3	14.3	0.0	0.0	-68.2	-34.4	3.8
-	-	B	INDEPEND HOLDNG	OC-INHO	6	2625	4.66	0.20	SEP	0.34	8.13	12.1	16.1	23.9	2.5	74.5	7.3	21.3
-	H	D	INDIANA FCL INV	OC-IFII	6	1154	5.73	0.00	SEP	0.08	2.75	0.0	-4.5	34.4	0.0	-52.0	1.4	3.2
H	H/B	E	INSTITUTNAL INV	NY-INV	9	6793	-2.52	0.00	JUL	-0.99	1.38	0.0	22.1	0.0	0.0	-0.0	-0.0	9.4
H	H/B	C	INTEGRATED RES	NY-IRE	8	3735	12.26	0.00	SEP	3.31	32.75	-8.4	-6.1	9.9	0.0	167.1	27.0	122.3
B	H	B	KAUFMAN & BROAD	NY-KB	8	11958	11.31	0.24	AUG	-0.22	12.25	-10.5	-3.9	0.0	2.0	8.3	-1.9	146.5
B	B	B	KOGER CO	AS-KGR	6	7352	9.23\$	1.70	SEP	1.13	19.75	3.9	8.2	17.5	8.6	114.0	12.2	145.2
B	B	B	KOGER PROPS	NY-KOG	6	6093	3.57	1.20	SEP	0.71	17.50	12.0	13.8	24.6	6.9	390.2	19.9	106.6
B	B	C	LANDMARK LAND	AS-LML	5	3908	6.44	0.00	SEP	0.30	17.50	8.5	11.1	58.3	0.0	171.7	4.7	68.4
-	-	D	LEISURE+TECH	AS-LVX	5	3641	3.04	0.00	SEP	-0.45	4.25	-5.6	13.3	0.0	0.0	39.8	-14.8	15.5
H/B	H/B	B	LENNAR CORP	NY-LEN	4	8124	12.39	0.20	NOV	0.51↑	22.63	-10.8	-17.7	44.4	0.9	82.6	4.1	183.8
-	H	D	LIFETIME COMMUN	OC-LFTMS	9	5310	6.45	0.00	JUL									

CONVERSION PARITY IS PRICE AT WHICH SHARES WOULD HAVE TO SELL TO JUSTIFY DEBENTURE PRICE. VJ=IN BANKRUPTCY REORGANIZATION. DEF=IN DEFAULT. F=TRADES FLAT, WITHOUT ACCRUED INTEREST. PH=PHILADELPHIA EXCHANGE. PS=PACIFIC EXCHANGE. *-CONVERTS INTO PREFERRED SHARES.